

FY19-FY23 Facilities Work Items as of 3.15.2023

TOWN HALL

FY 19 Town Hall: \$ 148,005.00

- \$40K in 100% Green Communities Grant to purchase electric vehicles and charging stations
- Replaced unsafe, non-code compliant outdoor electrical power box on Town Green
- Hired designer for new roof
- Installed power to Green Communities supplied car chargers
- Install shelves in Clerk's Vault
- Installed 2 glycol make up system to prevent freeze ups.
- Installed awning at Town Hall Entrance
- Insulated and modified outside air for fan coil units to prevent tripping at low temps
- Repaired chiller circuit board and condenser fans
- Replaced Clerks counter glass with 3/8 tempered safety glass
- Numerous repairs to chairlift
- Install baby changing stations in 1st & 2nd floor HP Restrooms
- Installed Bollards at Town Green Entrance
- Repaired hard to open windows
- Tested Fire Alarms

FY 20 Town Hall: \$ 964,703.00

- \$75K in 100% Green Communities Grant to install LED Lighting
- Replaced entire roof with new
- Built out 3 new offices on 2nd floor
- Hired Architect for new elevator
- Hired Contractor for new elevator
- Replaced carpet in a few 2nd floor office & Hearing Room areas
- Rehung HVAC Piping in ceiling above first floor
- Installed 2 HP operators and hands free switch in both HP restrooms
- Installed service window and relocated office door to Veterans
- Window tinted the parking lot side windows
- Replaced failed lights around roof spire
- Rehabilitated the Daniel Webster Weathervane
- Installed new HVAC system for new office areas
- Installed shelving in Clerks' Vault
- Installed Ionizers in HVAC system
- Installed temporary ramp at Town Green entrance
- Repaired main chiller controller and failed condenser fan
- New underground power cable and light to Town Hall parking lot flag pole
- Installed 16 window blinds
- Installed Town Green Side awning
- Installed HP door operator Town Green Side
- Repaired roof canopy lights

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 Town Hall: \$ 964,703.00 - continued

- Swap interior doors around
- 2-year safety test on chair lift conducted
- Installed 2 new LED spot lights on Town Green side
- Replaced failed exhaust pipe on generator
- Built new wheelchair and scooter shed
- Tested Fire Alarms

FY 21 Town Hall: \$ 1,119,323.73

- Installed and completed new elevator
- Installed new 125KW standby generator
- Installed all new maintenance free exterior siding
- Upgraded Building Mgt. System HVAC control system
- Installed balusters so Front & Rear Stairway handrails are now code compliant
- Installed new handrail where old wheelchair lift removed
- Installed HP door operators in Family Restrooms
- Installed awning and new Pay Center Kiosk which is available 24/7/365
- Installed new special and dedicated electrical circuits for new Vaccine Freezers
- Modified Planning Dept. Entrance door to a service window
- Installed new voter mail slot drop box for Clerks office exterior window
- Installed hands free faucets and restroom dispensers
- Installed lights, outlets, and electric heat for new COVID new shed in parking lot
- Numerous HVAC repairs and PMs performed
- Installed new LED Town Green Flagpole Lights

FY 22 Town Hall: \$ 276,764.73

- Exterior Painting of all Hall Columns, Louvers, and Trim
- Completed the Building Mgt. System (BMS) upgrades
- Initiated design for restroom and Select Board Chamber modernization
- Replaced rotted base trim around perimeter
- Installed electricity inside COVID Shed in parking lot
- Asbestos abated & then replaced (5) failed isolation valves to exterior hose bibs
- Replaced & upgraded to LED failed Town Green Flag Pole Lights
- Replaced failed trash dumpster enclosure
- Replaced failed pressure switch in CHW system
- Replaced failed exterior hall benches with rehabbed units from harbormaster
- Replaced failed electric hot water heater
- All mechanical, electrical and plumbing PMs
- All fire alarm and elevator testing and PMs
- Conducted Dept. Public Safety Elevator Inspections
- Tested Fire Detection Alarms
- Inspected Fire Extinguishers

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 23 Town Hall: \$ 442,223

- Started construction of 2nd Floor Old DPW and Restroom rehab
- Replaced Boiler # 2 cracked heat exchanger
- Performed monthly Elevator PM
- Performed Annual Fire Alarm Testing
- Performed annual fire extinguisher PMs
- Installed remote boiler electrical shutoff switch
- Performed annual PMs to Boilers
- Performed HVAC PMs
- Painted 1st floor lobby with PT mechanic and intern
- Installed temp up lighting for Overdose Awareness night

MARTINSON ELEMENTARY SCHOOL (MES):

FY 19 MES: \$ 31,985.00

- \$65K in 100% Green Communities Grant to install LED exterior Lighting
- \$29K in 100% Green Communities Grant to install Hot pipe insulation
- Install additional gas valve per Gas Code on boilers
- Pump out and dispose sewer sludge from surge tanks
- Replaced head gasket on emergency generator
- Replaced numerous dampers and actuators on ventilators
- Performed a load bank test on generator
- Saw cut floor and replaced defective sewer pipe in kindergarten class
- Tested Fire Sprinkler and Fire Alarms

FY 20 MES: \$ 27,035.00

- \$72K in 100% Green Communities Grant to install LED Lighting
- \$13K in 100% Green Communities Grant to perform steam trap survey and repair
- Disinfected classroom when teach diagnosed with CDIFF
- Rebuilt failed masonry stairs
- Repaired numerous roof leaks on 5 different occasions
- Repaired section of failed asphalt
- Repaired steam leak in crawlspace
- PM and repaired boilers and HVAC system as needed
- Coordinated DPH IAQ Testing in classroom # 17 with odor complaints
- Conducted Mass State Boiler External Inspection
- Tested Fire Sprinkler and Fire Alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 21 MES: \$204,824.00

- Replaced BMS HVAC Controls Our cost \$238,148 vs. Dore & Whitt est. \$819,000
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – All satisfactory for COVID
- Replaced all faulty window balancers so that they can be easily opened & closed
- Installed 75K of LED Lighting which was 100% funded by the Green Communities Grant
- Replaced and Installed (2) new roof exhaust fans
- Repaired numerous roof leaks repaired
- Replaced the main Fire Alarm Radio Box for enhanced reliability

FY 22 MES: \$38105.52

- Installed a main entrance vestibule visitor security transaction window
- Provided emergency power connection for school main IT servers
- Repaired numerous roof leaks
- Pumped out sewage sludge tanks
- Conducted Mass State Boiler External Inspection
- Tested Fire Sprinkler and Fire Alarms

FY 23MES: \$57,945:

- Replaced old carpet with new VCT in (2) kindergarten classrooms
- Repaired numerous unit ventilators
- Conducting Engineering Peer Review of new rooftop Solar Panel Engineer evaluation
- Conducted mold mitigation
- Pumped out 30,000 gallon septic systems
- Repaired numerous roof leaks
- Performed emergency generator PMs
- Painted roofing fascia board with PT Mechanic & Intern
- Performed annual boiler inspections
- Performed actual load test on emergency generator

LIBRARY COMPLEX

FY 19 Library & Library Plaza: \$ 181,902

- Installed keycards and security camera system
- Replaced leaking mansard roof seam
- Installed new teen creative office area
- Relocate desk in Library Historical area
- Installed lighted street sign on Rt 139
- Replaced defective and unsafe main disconnect on (4) RTUs
- Painted areas throughout
- Repaired roof leaks

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 19 Library & Library Plaza: \$ 181,902 - continued

- Installed redundant electric heat in both sprinkler rooms
- Replaced failed unit heater in rear storage room to prevent freeze up
- Replaced RTU motor and circuit board
- Installed motion activated lights at employee rear entrance
- Cleared main sewer block and perform cleanup
- Replaced damaged ceiling tiles
- Replaced faulty breaker
- Repaired flat roof membrane roof leaks
- Replaced batteries on E-Lights
- Rehung and re secured employee rear entrance door
- Tested Fire Sprinkler and Fire Alarms

FY 20 Library & Library Plaza: \$ 62,580.00

- Replaced stuck and failed emergency egress door in Children's Program Room
- Re-supported all (4) Roof Top Units on roof of library.
- Replaced exterior flood lights for safety enhancements
- Replaced interior light fixtures to LED to enhance light levels in main section
- Investigated corrected gas smells for RTUs
- Installed new roof drain to correct historical ponding issues
- Replaced failed HP Door pushbutton and bollard at front of library
- Replaced faucets
- Replaced failed weather stripping on inner and outer set of front doors
- Installed CO detectors
- Installed additional chair rail in Plaza Program Room
- Tested Fire Sprinkler and Fire Alarms

FY 21 Library & Library Plaza to date: \$281,793.00

- Replaced all (4) Roof Top Units on main library side
- Installed new complete Building Automation System (BMS) for HVAC control for entire complex
- Cleaned interior of all HVAC supply and return ductwork
- Added additional Exterior lighting to enhance customer safety access from parking areas
- Installed (4) new duct smoke detectors in new units that old units never had
- Installed new Keycard access in Plaza inner vestibule door and rear exterior hallway door
- Replaced failed circuit board in RTU4 at Plaza
- Installed sneeze guards for COVID
- Installed hands free automatic faucets

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 Library & Plaza \$ 52,370.28

- Installed emergency lights and exit signs
- Relocated Old Police Station generator to rear for future hook up
- Repaired leaking rear windows above children's library section
- Replaced and installed new LED Emergency Lights and Exit Sign lights
- Replaced faulty duct smoke causing false priority one
- Tested Fire Sprinkler and Fire Alarms
- All PMs on mechanical

FY 23 Library & Plaza: \$385,083

- Removed asbestos mastic and replace old carpet with new carpet tiles
- Painted interior with PT Mechanic and Intern
- Started the new main electrical gear and emergency generator project
- Repaired baseboard in teen center
- Installed new power lines in teen center
- Tested Fire Sprinklers
- Tested Fire Alarms
- Performed HVAC PMs

DPW –965 Plain St

FY 19 DPW: \$ 11,594

- Remove contaminated bird infested roof and wall insulation in main barn
- Relamp and re ballast parts storage area

FY 20 DPW: \$ 25,111

- Created and published iaw Mass Procurement Rules the Request for Qualification (RFQ) to hire the Owner's Project Manager (OPM) for new DPW Facility
- Created and published RFQ for Architectural Services for new addition

FY 21 965 Plain St. \$ 381,946.00

- Complete Rehab 1st & 2nd floors of new DPW Admin Building – Floors, wall, ceilings, restrooms, windows, lighting, entrance ways, etc.,
- Replaced unsafe gas fired in-line duct heating system with Hi-efficiency Hot Water Boilers
- Installed new Over Head Door wide enough to put trucks with snow plows inside repair bays
- Installed hands free faucets in all locations
- Installed 79K of interior/exterior LED Lighting which was 100% funded by Green Communities Grant
- Installed Awning over customer entrance

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 DPW \$ 3260

- Repair roof gutter leak over rear door
- Reprogrammed fire alarm tamper switch to supervisory
- PM all mechanical
- Tested Fire Alarm and sprinkler

FY 23 DPW \$ 3960

- Fire Alarm Testing
- Fire Sprinkler Testing
- Repaired CO detection system
- Repaired HVAC system in trailer
- Repaired rear exterior door closer to upper office area stairway
- Assist in overseeing the construction of new Building underway
- Repaired domestic water leak inside water dept. trailer

GOVERNOR WINSLOW SCHOOL (GWS)

FY 19 GWS: \$31,183.00

- Replaced domestic hot water heater
- Repaired large floor crack in center of cafeteria
- Replaced defective freezer door and frame
- Tested Fire Alarms

FY 20 GWS: \$ 9,065.00

- Replace broken main gas valve
- Repair boiler exhaust stack leak
- Build a “calm down room” inside classroom for SPED
- PM Boilers
- Tested Fire Alarms
- Misc electrical repairs

FY 21 GWS: \$57,935.00

- Replaced entire obsolete Smoke & Fire Alarm System after system failed testing and was deemed unreliable
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Installed cleaning and disinfecting chemical dilution center

FY 22 GWS: \$320,672.00

- Installed a main entrance vestibule visitor security transaction window
- Replaced failed asphalt in front and left, including the removal of asphalt in right field

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 GWS: \$320,672.00 - continued

- Removed large accordion wall that was demonstrating track issue in kindergarten classrooms
- Installed 100% interior LED fixtures for \$56K that was totally reimbursed by MassSave
- Replaced failed pavement in front of school, removed asphalt from softball right field position
- Replaced all concrete ADA sidewalk ramps with yellow identifiers
- Replaced domestic HW Tank
- Repaired failed 3" copper water line
- Repaired @ 1800SF of EDPM
- Numerous HVAC repairs

FY 23 GWS: \$ 219,455:

- Completed the asphalt replacement of front lot, back path, and removed asphalt from right field of softball
- Seeded areas after asphalt was removed
- Tested fire alarms
- PM Boilers
- Numerous HVAC repairs
- Numerous roof leaks repaired
- Installed remote electrical boiler shutoff switch
- Re-striped parking spots after repaving was performed
- Installed ADA HP sidewalk ramp yellow inserts
- Installed impact resistant window film

SOUTH RIVER SCHOOL (SRS):

FY19 SRS: \$ 34,446.00

- Replaced domestic hot water tanks
- Install AC in library
- Performed an asbestos survey
- Repair corner crack in masonry with epoxy injection
- Tested Fire Alarms

FY 20 SRS: \$ 88,782.00

- Abated 7,000 SF of asbestos tiles **Our cost \$88,115 vs. Dore & Whitt est. \$165,000**
- Replaced tiles and carpets after abatement
- Built custom made Cafeteria shelves
- Rebuilt and customized front counter and mail slots
- Rebuilt bluestone front entrance stairs
- Installed a mini split AC unit in library
- Repaired roof ridge vent cap
- Wired in new plug in front office floor and eliminated a trip hazard

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 SRS: \$ 88,782.00 - continued

- PM and repaired as needed boilers and HVAC system
- Conducted Mass State Boiler External Inspection
- Tested Fire Alarms

FY 21 SRS: \$74,953.00

- Replaced entire obsolete Smoke & Fire Alarm System after system failed testing and was deemed unreliable due to lightning strike
- Replaced main fire alarm radio box
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Installed a window in nurse's station
- Replaced old failed pole lights with new LED

FY 22 SRS \$79,829

- Completed the new security vestibule project with transaction window
- Relocated main office to the front of school so visitors report to front of school
- Replaced 100% on interior lights to LED for 56K which was 100% reimbursed by MassSave
- Replaced damaged and tripping hazard stairway step covering
- Replaced failed parking lot lights
- Removed loose brick on facade
- Installed LED exit signs
- Replace failed parking lot pole light fixtures
- Conducted Mass State Boiler External Inspection
- Tested Fire Alarms

FY 23 SRS \$67,711

- Finished relocation of new office
- Installed Air Conditioning in new office
- Repaired roof leaks
- Installed impact resistance film on windows
- Tested Fire Alarms

GAR HALL

FY 21 GAR: \$77,507.00

- Rebuilt entire rear wall sheathing, siding, roof, windows, and including foundation using CPC Funding approved by Town Meeting
- Rebuilt side access door that was rotted and unsafe

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 GAR: \$25,010.00

- Repaired roof
- Abated asbestos floor tiles
- Installed new kitchen floor
- Installed Chimney caps and treated exterior brick & mortar
- Worked with DPW, and NRAS for HP Parking and new ADA compliant side access ramp and new doorway.

FY 23 GAR: \$53,550.00

- Relocated side door closer to street to minimize cost of HP Ramp
- Installed new HP Ramp to make building ADA accessible compliant
- Repaired chimney flue
- Installed new exit sign light and exterior lighting
- Submitted Green Communities Grant application for updated HVAC & Roof Insulation

HILLS FIRE STATION

FY 19 Hills Fire: \$ 32,912.00

- refinished and epoxy all bay floors
- LED install bay lights
- Replaced blower motor on Boiler # 2
- Replaced rotted main bay exterior door with fiberglass unit **Our cost \$,2420 vs. Dore & Whitt est. \$5,000**
- Installed new 220 V circuit and disconnect for air compressor
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System

FY 20 Hills Fire: \$ 26,921.00

- Replaced failed sewer lift pump and leaching field piping **Our cost \$8,500 vs. Dore & Whitt est. \$30,000**
- Replace all rotted exterior trim with PVC
- Replaced failed underground electrical feed to sewer lift station
- Replaced damaged exterior wall light
- Repair and rehung public restroom door and added lock
- Add additional step to rear steps to playground
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 Hills Fire: \$ 26,921.00- continued

- PM Overhead Doors
- PM Truck Exhaust System
- Replace cracked window in Apparatus Bay
- Replaced failed refrigerator
- install light and additional heat in generator shed
- replaced cracked condensate pan in HVAC unit above Bay 2
- repaired gutter and roof leaks

FY 21 Hills Fire: \$20,314

- Replaced failed flooring with new in living quarters
- Replaced unit heater in main apparatus bay
- Replaced HVAC cooling system

FY 22 Hills Fire: \$27,855

- Replaced failed boiler
- Installed new extractor for Gear HAZMAT cleaning
- Installed sump pump to address water infiltration
- PM and repaired Fire Truck exhaust system
- Replaced interior light fixtures to LED
- Repaired roof
- Removed overgrown trees and weeds
- Pumped out septic system
- Performed all PMs

FY 23 Hills Fire : \$6,064:

- Replaced building exterior lighting with down lights for safety & reduce neighbor glare
- Replaced failed sump pump
- Replaced boiler circulator pump
- PM Fire Truck Exhaust System & made repairs as needed
- Replaced missing roof shingles after high wind storm
- Tested Fire Alarms

CENTRAL FIRE STATION

FY 19 Central Fire: \$ 41,986.53

- \$58K in 100% Green Communities Grant to install LED Lighting
- Replaced burner assembly on main boiler
- Cleaned all interior ducts

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 19 Central Fire: \$ 41,986.53- continued

- Repaired plumbing leak
- Replace rotted bottom panel of ladder truck bay overhead door
- Replaced failed block heater in emergency generator
- Replaced failed seals on main hot water heat circulator pumps
- Replaced failed expansion tank on heating system
- Repaired and painted the cupola
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System

FY 20 Central Fire: \$ 221,000.00

- Replaced kitchen
- Replaced and upgraded entire Building Management System
- Updated 1st floor public restroom
- Replaced fallen gutter
- Pumped out 8000-gallon sewer lift station sedimentation tank
- Updated and replaced flooring in Capt.'s quarters
- Painted Capt. Quarters
- Replaced failed vestibule heater in Administration entrance
- Replaced failed entrance doors to Administration and Fire Alarm
- replaced failed isolation valves on bay wash-down system
- Repaired restroom fixtures as needed
- PM Emergency Generator
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System
- Repaired Deputy Chiefs damaged window and office interior from car impact
- Installed new Admin entrance ramp to eliminate water infiltration

FY 21 Central Fire: \$ 46,690.00

- Finished new living quarters kitchen
- Wire in new air compressor
- Replaced 2 rotted windows and frames
- Replaced numerous failed HVAC components

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 Central Fire: \$65682

- Ordered replacement standby generator
- Cleaned all interior HVAC ductwork
- Replaced failed AC mini split in 911 Fire Alarm room
- replaced failed 3" HW pipe
- replaced Fire Alarm failed AC unit
- Repaired rotted roof over Ladder One
- Pumped out septic
- Replaced failed apparatus bay unit heater
- Installed a new visitor service counter in vestibule to main administration
- Painted all trim work with in-house PT Facilities Mechanic

FY 23 Central Fire: \$107,342

- Replaced single old boiler w/ 2 new high efficient boilers w/ Green Comm Grant
- Eliminated a single point failure with 2 new boilers
- Installed new electric domestic HW tank
- Repaired large heating hot water leak in main heating HW line above admin area
- Replaced failed UPS system
- PM all HVAC Equipment PM Fire Truck Exhaust System & made repairs as needed
- Replaced faulty faucet 2nd floor men's
- Replaced old electrical boiler room wiring with all new
- Cleaning services
- PM on Boilers

BEACH FIRE HOUSE

FY 19 Beach Fire: \$ 3807.00

- Replace emergency generator controller
- Tested Fire Sprinkler and Fire Alarms
- PM HVAC and Boilers
- PM Fire Truck Exhaust Systems
- PM Emergency Generator
- PM Overhead Doors

FY 20 Beach Fire: \$ 12,021.00

- Replaced damaged roof ridge cap
- Replaced failed CO detector
- Replaced backdraft damper
- Tested Fire Sprinkler and Fire Alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 Beach Fire: \$ 12,021.00 - continued

- Installed new unit heater in apparatus bay
- PM HVAC and Boilers
- PM Fire Truck Exhaust Systems
- PM Emergency Generator
- PM Overhead Doors

FY 21 Beach Fire: \$ 10,230.00

- PM & test Fire Alarm & Sprinklers
- Replaced damaged Overhead Door sections

FY 22 Beach Fire: \$15,600

- Installed 6ft high fence around generator to prevent malfunctions caused by snow infiltration
- PM & test Fire Alarm & Sprinklers

FY 23 Beach Fire: \$ 2,691.00

- Replaced boiler neutralizer tablets
- Replaced visitor entry foyer door knob with a pull plate
- PM & test Fire Alarm & Sprinklers
- Replaced frayed cable on overhead door

SENIOR CENTER

FY 19 Senior Center \$ 21,767.00

- Replaced Domestic Hot water tank **Our cost \$9,830 vs. Dore & Whitt est. \$15,000**
- Installed Low Temp Alarm in freezer
- Pumped 4000-gallon grease tank
- Tested Fire Alarms
- Tested Fire Sprinklers
- Replaced freezer relays
- Replaced defective circuit breaker
- Replaced alarm control panel
- Replaced defective Emergency Lights
- Replaced alarm backup batteries
- PM HVAC and Boilers

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 Senior Center: \$ 27,169.00

- Created and published iaw Mass Procurement Rules the Request for Qualification (RFQ) to hire the Owner's Project Manager (OPM) for new 12,000 SF addition
- Created and published RFQ for Architectural Services for new addition
- Repaired failed walk in freezer
- Replaced failed 5-ton AC unit for air handler
- Fire Alarm Inspections
- Replaced failed emergency and exit lights
- Replaced failed exhaust fan
- Pumped out 4000-gallon grease tank
- Corrected condensate leaks, no heats and stuck open HW valves
- Installed (2) HP door operators for restrooms
- Replaced failed breaker for refrigeration unit
- Conducted Fire Sprinkler Testing

FY 20 Senior Center: \$ 27,169.00- continued

- Re-gasket walk-in- refrigerator door seals
- Repaired ice machine
- Purchased monthly cleaning supplies
- PM HVAC and gas boilers

FY 21 Senior Center: \$ 43,376.00

- Replaced main fire sprinkler dry pipe valve
- Installed hands free automatic faucets
- Rehang and re-secured restroom partitions
- Repaired outside canopy lights
- Installed ionizers in 10 AHUs – COVID
- Replaced leaking Hot Water Actuator
- Installed HP door operator
- Replaced failed emergency lighting units
- Repaired frozen sprinkler line

FY 22: Senior Center \$ 27,130.00 (not including Capital \$\$)

- Finished multimillion-dollar addition under budget and on-time
- Repair failed track in accordion door in large room
- 12 stumps ground out by new propane tank
- Replaced failed blower motor on air handler
- Grease and septic pump out
- Replaced broken hand rails and post on Footbridge to Webster Estate
- HVAC PMs and repairs and Fire Alarm & Sprinkler testing

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 23: \$ 30,088.00 (not including Capital \$\$)

- Repaired failed accordion door track
- Re-filled propane tank for generator
- Installed supplemental electric heater in main electrical room
- Spray foam insulation above cling where sprinkler freeze/leak occurred
- Fire Alarm & Sprinkler testing
- HVAC PMs and repairs
- Purchased paint & supplies for correction dept. to use
- Cleaned the gutters
- Replaced failed shade batteries
- Replaced failed exterior wall hose bib
- Inspected Fire Extinguishers

DANIEL WEBSTER SCHOOL (DWS)

FY 19 DWS: \$ 50,225.00

- Replaced 2500 SF of damaged roof and wet roof insulation **Our cost \$11,000 vs. Dore & Whitt est. \$49,000**
- Replaced domestic hot water heater
- Excavated and replaced 75 ft of collapsed outside sewer piping
- Removed front bushes and roots and planed seed
- Installed emergency shutoff switch to gas boilers
- Installed new inlet natural gas pressure reducing valve
- Tested Fire Alarms

FY 20 DWS: \$ 28,540.00

- \$43K in 100% Green Communities Grant to install LED Lighting
- Removed numerous unsafe trees from Rt 139 to back loading dock causing safety hazard and intermittent power failures
- Replaced 2 large roof exhaust fans

FY 20 DWS: \$ 28,540.00- continued

- Replaced 2 pump seals on main HW circulator pumps
- Repaired roof leaks
- PM and repaired as needed HVAC and Boilers
- Replaced HW valve actuator in Classroom # 1
- Conducted Mass State Boiler External Inspection
- Backstop was replaced. **Our cost was zero because baseball did it and Dore & Whittier was \$59K**

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 21 DWS: To date \$32,857.00

- Installed mini-split ac units in library
- Installed hands free automatic faucets
- Upgraded Building Automation HVAC Control System
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Repaired unsafe rear entrance concrete stair failures
- Repaired roof flashing
- Replaced failed motor in roof exhaust fans

FY 22 DWS: \$38,099

- Installed a main entrance vestibule visitor security transaction window
- Painted loading dock columns and ceiling w/ in-house PT Facilities Mechanic
- Installed new LED lit Exit Signs
- Rebuilt unit ventilator
- Conducted Mass State Boiler External Inspection

FY 23 DWS \$ 30,526.00

- Replaced all interior door knob assemblies so they can be easily & reliably can be secured
- Repaired numerous roof leaks
- Reattached front playground gate
- Replaced vestibule ceiling tile grids
- Installed impact resistant window film
- Installed impact resistant window film
- Installed remote boiler shutoff switch
- Relocated Fire Pull Station

EAMES WAY SCHOOL (EWS)

FY 19 EWS: \$ 9,125

- Repair classroom emergency egress door locks and closers
- Inspected Boiler internals
- Tested Fire Alarms

FY 20 EWS: \$ 25,670.00

- \$16K in 100% Green Communities Grant to install hot pipe insulation
- Tested Fire Alarms
- Replaced failed exterior trim around windows
- Installed new main heat controller

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 EWS: \$ 25,670.00- continued

- Maintained BMS System
- PM Boilers & Domestic HW Tank
- Conducted Mass State Boiler External Inspection
- Installed 2 new boiler blowdown lines
- Replaced leaking HW pipe

FY 21 EWS: \$7539.00

- Upgraded Building Automation HVAC Control System
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Repaired failed concrete on kitchen exit and loading dock
- Repair failed roof seam and flashing

FY 22 EWS: \$39,330

- Installed a main entrance vestibule visitor security transaction window and trap
- Installed mini-splits in Library and Main office
- Installed code required exit and emergency lights
- Repaired roof leaks
- Performed minor mold mitigation

FY 23 EWS \$5,399:

- Replaced ceiling grids and tiles at main entrance
- Installed impact resistance window film
- Relocated Fire Pull Station
- Installed new toilet flushometer in nurse station

FURNACE BROOK MIDDLE SCHOOL (FBMS)

FY 19 FBMS: \$ 8,275

- \$54K in 100% Green Communities Grant to install LED Lighting
- Replaced elevator door operator and belts

FY 19 FBMS: \$ 8,275.00

- Repaired VAV 5 damper
- Install bottle fill station
- Tested Fire Sprinkler and Fire Alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 FBMS: \$ 11,430.00

- \$18K in 100% Green Communities Grant to install LED Lighting
- Repaired univent units in F wing
- Installed rodent guards on exterior ac units
- Installed and exterior wall pack LED light by gym
- Replaced failed photo eye cell on outside pole
- replaced failed contactor for exterior lighting groups
- Conducted Mass State Boiler External Inspection
- Tested Fire Sprinkler and Fire Alarms

FY 21 FBMS: \$160,882.00

- Started the Air Conditioning Project for 2nd Floor Section F Classroom, Completed in FY22
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Cleanout old hazmat in chemistry lab locker
- Numerous unit ventilator repairs
- Replaced window balancers so windows can be easily opened
- Added Solar Film to Section F 2nd floor windows
- Replaced failed boiler blower assembly
- Added glycol for freeze protection in HW heating loop

FY 22 FBMS: \$356,609.00

- Completed Air Conditioning Project for 2nd Floor Section F Classrooms
- Enhanced lockdown door capabilities in 50 additional classrooms

FY 23 FBMS: \$ 94,994.00

- Installed 65K in Green Communities LED Light conversions
- Evaluating Gym Crack to verify no structural issue and help decide on best final repair
- HVAC PMs and Repairs
- Topped off diesel in standby electrical generator
- Performed a full load ATS generator test

MARSHFIELD HIGH SCHOOL (MHS):

FY 19 MHS: \$ 19321.00

- Replaced flushometers to low flow
- Installed new emergency boiler shutoff switches
- Tested Fire Sprinkler and Fire Alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 MHS: \$ 70,691.00

- Installed new LED Gym Lights
- Replaced blown motor in RTU
- Repaired sections of failed running track
- Repaired and re-secured gym exterior banner upper and lower brackets
- Repaired loading dock overhead door gap
- Conducted Mass State Boiler External Inspection

FY 21 MHS: \$63,738.00

- Caulked & sealed the entire front sidewalk
- Replaced Fire Alarm Control Panel
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Replaced ripped fabric on gym wall pads
- Replaced failed motor in gym RTU
- Replaced damper actuator in gym RTU
- Replaced damaged wall blocks in gym

FY 22 MHS: \$125,556

- Repaired vandalized bleachers
- Replacing 300 Ton rooftop chiller
- Replaced failed and large outside air dampers
- replaced failed RTU motors
- Replaced failed sewer pump covers with properly rated H2O covers
- Re-configured BMS to operate more effectively
- Replaced defective Gym Air Handler cooling coils

FY 23 MHS: \$60,626.00

- Finalized chiller piping and new valve installation
- Replaced RTU 4 motor
- Topped off diesel fuel in standby electric generator
- Replaced rotted condensate line on boiler
- Installed remote boiler shutoff switch
- Replaced failed fresh air dampers
- Fixed numerous roof leaks
- Removed 11 bee nests
- Inspected all bleachers in main complex and made necessary repairs
- Inspected gym wrestling mat hoists
- Performed ATS full load electric test with generator
- Repaired vent stack leak

FY19-FY23 Facilities Work Items as of 3.15.2023

HIGH SCHOOL WASTEWATER TREATMENT PLANT (HSWWTP)

FY 19 HSWWTP: \$ 13,201

- Replaced filters and membranes
- Installed remote monitoring for off hours' review
- Engineering review of excessive water thru put
- Replaced rotted exhaust pipe in backup power generator
- Replaced BFP
- Replaced thermostat and fuel solenoid valve
- Tested Fire Alarms

FY 20 HS WWTP: \$ 19,697

- Installed a final effluent meter
- Filter and stone media
- Cleanout of filter media
- Replaced filter screens
- Tested Fire Alarms

FY 21 HS WWTP \$ 5242.00:

- Replaced failed main exhaust fan
- Replaced failed Fire Alarm Radio box

FY 22 HS WWP to date: \$37,000

- Replaced Bio-Filter
- Tested fire alarm and ansul system
- Worked w/ DPW to get new (15 year) WWP discharge Permit saving tens of thousands of dollars on reduced frequency testing

FY 23 HS WWTP: \$ 7,106.89

- Replaced the UV light bulb, interface module and mother boards
- Pumped out sludge tank
- Performed a ATS full load electric generator test
- PM HVAC equipment
- Performed Relamp

FY19-FY23 Facilities Work Items as of 3.15.2023

POLICE

FY 19 Police: \$ 80,374

- Replaced failed boiler during winter
- Installed LED lighting I evidence room
- Replaced frozen baseboard
- Repaired and re-painted EOC ceiling

FY 20 Police: \$ 33,565.00

- Restore prisoner cells to safe condition
- Installed ceiling fan in quarantine area – animal control
- Repaired fire radio box
- Repaired leak in boiler flue
- PM and repair as needed boilers and HVAC System
- Tested fire alarms

FY 21 Police \$45,286.00:

- Replaced failed boiler relief valve
- Numerous HVAC no cooling service calls
- Replaced failed Ac compressor for dispatch area
- Replaced damaged plexi glass in booking room
- Painted cells

FY 22 Police: \$ 28,973

- Substantial completion and operations began in new police station
- Demolition of old station underway
- Emergency boiler repair no heat
- PMs & repairs on all systems

FY 23 Police to date: \$ 28,474

- Clean COVID 19 contaminated cruiser
- Installed floor mats at rear officer entrance
- Cleaning supplies
- Cleaning Service Contract

HARBORMASTER

FY 19 Harbormaster: \$ 28,548

- Install AC in multi-purpose garage and training area
- Install heated pipe chase for main water feed to prevent freeze ups
- Tested Fire Alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 Harbormaster: \$ 20,092.00

- Repair failed electrical pole cabling at North Pier
- Repair unit heater
- Insulate water lines under building
- Install an insulated pipe chase under building
- Sound proof garage for future training sessions & meetings
- Replace missing electrical panel cover on north pier
- Tested Fire Alarms

FY 21 Harbormaster \$ 5,529.00

- Installed insulated water line pipe chase to prevent freeze up.
- Installed PVC trim on top row

FY 22 Harbormaster: \$ 4,287

- Repair Hydraulic pump on lift
- Install key switch for pump
- Installed underneath wind break w/ in-house staff

FY 23 Harbormaster: \$ 1,610.

- Tested Fire Alarms
- PM HVAC Equipment
- Service call no heat in garage
- PM natural gas generator

ANIMAL CONTROL SHELTER:

FY 19 Animal Control Shelter \$ 245.00

- Cleared trough drain of dog hair, dirt & poop

FY 20 Animal Control Shelter \$ 346.00

- HVAC PM

FY 21 Animal Control Shelter \$ 18,011.00

- New asphalt shingle roof
- New front door
- New kitchen faucet

FY 22 Animal Control Shelter: \$ \$18,186

- Spray foam insulate kennel area and weatherization of kennel doors
- New sink and faucet installed
- Installed new kennel wash-down line and hoses
- Replaced front storm/screen door
- Test fire alarms

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 23 Animal Control Shelter: \$ 1,816

- Tested Fire Alarms
- Replaced outside hose bib
- Service call no heat
- PM HVAC

SETH VENTRESS SCHOOL ADMIN

FY 19 Seth Ventress School Admin: \$ 18,209.00

- Repair HVAC System
- PM Elevator
- Test and Inspect Fire Alarms and Sprinkler Systems

FY 20 Seth Ventress School Admin: \$ 11,973.00

- Install wood trim around interior entrance
- Elevator state inspection
- PM HVAC
- Tested Fire Sprinkler and Fire Alarms

FY 21 Seth Ventress School Admin: \$ 93,442.00

- Painted the entire exterior
- Replaced elevator main hydraulic pump and motor
- Replaced broken dry pipe fire air compressor
- Replaced IT Server AC Unit

FY 22 Seth Ventress School Admin - \$31350.00

- Elevator & Fire Alarm & Fire Sprinkler PM and testing
- Replaced fire sprinkler actuator valve
- Repaired circuits in Chiller

FY 23 Seth Ventress School Admin - \$23643.00

- Infrared Roof Scan and Inspection of MHS, EWS, GWS, DWS, SRS
- Building Mgt. System Contract SRS, DWS, EWS
- HVAC PM
- Elevator and Wheelchair Lift PM
- Fire Alarm & Fire Sprinkler PM and testing

FY19-FY23 Facilities Work Items as of 3.15.2023

255 Furnace (new Preschool 2023)

FY 23 255 Furnace - \$ 61,810

- Site work to remove water intrusion
- Clear Trees
- Retaining Wall design
- Activation of fire alarm system
- Test Fire Alarm

ALAMO:

FY 19 Alamo: \$ 17,951.40

- Rebuilt both interior failed entrance landings
- Repaired numerous roof leaks
- Replaced rotted exterior door
- Boarded up broken windows
- Install basement lights
- Cleared out brush in back of Alamo

FY 20 Alamo: \$ 1,845.00

- Exterior lighting for safety improvement

FY 21 Alamo: \$ 1845

- Additional exterior lighting

FY 22 Alamo: \$ 850

- Exterior flood lights installed

FY 23 Alamo : \$ 650

- Install time clock and photo cell for exterior lights

MISCELLANEOUS FACILITIES

FY 19 Skate Park: \$ 4,005

- Replace fallen over black metal fence posts
- Repair damaged masonry wall section & reset monument

FY 21 Skate Park: \$ 13,553

- Rebuilt failed benches with composite wood
- Installed 2 security cameras

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 20 109 Old Main Street (tax delinquent forfeit): \$635.00

- Emergency Window Board up from vandals breaking windows

FY 19 Pratt House: \$ 15,150.00

- Asbestos abate and demo Pratt house

FY 20 Airport \$ 46,000.00

- Replaced asphalt shingle roof
- Repaired & rebuilt Cupola
- Replaced leaking 2nd floor sliding bay window
- Purchased Marsh master – (175K) Grant \$

FY 21 Airport \$2548.00

- Replaced Air handler motor
- Replaced standby generator – (43K) Grant \$

FY 22 Airport 162,328.00

- UST removal (80% grant minus contamination cost @ 40K)
- Replace Terminal HVAC System (Mass Aeronautical 100% grant)

FY 23 Airport: \$ 821

- Replace condenser at Runway Light Control Shed

FY 21 ATM \$48,163.00

- Installed new ATM, temperature controlled enclosure at Harbormaster

FY 21 Dog Park \$ 4,755

- Partial design of Dog Park

FY 22 Dog park \$ 5735

- Survey & Sign

FY 23 Dog Park: \$ 85,187

- Partial site work

FY 21 Vaccine Site at Fairgrounds: \$ 12,796

- Various way finding signs and cleaning

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 22 Brant Rock Bath House: \$ 15,000

- Replace roof
- Replaced main electrical service that went to ground fault condition

FY 22 Bridle Path: \$24,123

- Purchase and install (6) Pedestrian signs. South River, Clay Pit & Ferry Street crossovers

FY 23 Bridle Path: \$29.95

- Paint to cover graffiti at stairs near Keville Bridge

FY 22 Dyke Rd WWTP \$ 3,018.00

- Replace failed exterior door

FY 23 Dyke Rd WWTP \$ 2,199.00

- Roof leak repairs

FY 22 Pratt Barn \$ 18,700.00

- Disposed of barn and leveled site

FY 22 Rex Beach Shed: \$ 2,800

- Wire and add power to shed

FY 22 Rec Center: \$ 9,400.00

- Replaced (7) wall pack LED lights
- Replace parking lot pole light fixtures

FY 23 Rec Center: \$ 1,906.00

- Fire Extinguisher & E-Light Inspection
- Replace exterior light time clock

FY 22 Snow Rd \$ \$2,100.00

- Town owned roadway light repairs

FY 23 Damon's Point: \$ 21,358

- Assisted harbormaster in procuring new gangway (paid by Harbormaster)

FY 23 Daniel Webster Estate: \$ 10,891

- Install and test new, addressable fire alarm system

FY 23 Main Town Fuel Depot: \$16,300

- Emergency repair to old generator unit
- Replace generator with new

FY19-FY23 Facilities Work Items as of 3.15.2023

FY 23 Multi-Courts behind Boys & Girls Pool: \$23,242.85

- Started the exterior light install funded by CPC (total cost to be @75K)